

FILED.

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U.S. MAGISTRATE JUDGE

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8 **UNITED STATES DISTRICT COURT**
9 **DISTRICT OF NEVADA**

10 APPLICATION OF THE UNITED
11 STATES OF AMERICA FOR § 2703(d)
12 ORDER REGARDING EMAIL
13 ACCOUNTS SERVICED BY
14 YAHOO INC.

Case No. 2:25-mj- 00119-DJA

15 **APPLICATION FOR ORDER PURSUANT TO 18 U.S.C. § 2703(d)**

16 The government respectfully submits under seal this *ex parte* application for an Order
17 pursuant to 18 U.S.C. § 2703(d). The proposed Order would require Yahoo Inc. (“Yahoo”
18 or “Provider”), an email service provider, to disclose certain records pertaining to the
19 following email accounts: ptatravel2000@yahoo.com and nrlasvegas@yahoo.com (the
20 Subject Accounts), as set forth in Part I of Attachment A to the proposed Order. The
21 information to be disclosed is described in Part II of Attachment A to the proposed Order.
22 In support of this application, the government asserts:

23 **LEGAL BACKGROUND**

24 1. Yahoo is a provider of an electronic communications service, as defined in
18 U.S.C. § 2510(15), and/or a remote computing service, as defined in 18 U.S.C. §
2711(2). Accordingly, the government may use a court order issued under § 2703(d) to

1 require Yahoo to disclose the items described in Part II of Attachment A. *See* 18 U.S.C. §
2 2703(c)(2) (Part II.A of Attachment A); 18 U.S.C. § 2703(c)(1) (Part II.B of Attachment A).

3 2. This Court has jurisdiction to issue the proposed Order because it is “a court
4 of competent jurisdiction,” as defined in 18 U.S.C. § 2711. *See* 18 U.S.C. § 2703(d).
5 Specifically, the Court is a “district court of the United States . . . that – has jurisdiction
6 over the offense being investigated.” 18 U.S.C. § 2711(3)(A)(i).

7 3. A court order under § 2703(d) “shall issue only if the governmental entity
8 offers specific and articulable facts showing that there are reasonable grounds to believe
9 that the contents of a wire or electronic communication, or the records or other
10 information sought, are relevant and material to an ongoing criminal investigation.” 18
11 U.S.C. § 2703(d). Accordingly, the next section of this application sets forth specific and
12 articulable facts showing that there are reasonable grounds to believe that the records and
13 other information described in Part II of Attachment A are relevant and material to an
14 ongoing criminal investigation.

RELEVANT FACTS

16 4. As described in more detail below, the government is investigating a fraud
17 scheme where there are reasonable grounds to believe that the Subject Accounts were used
18 in furtherance of the scheme and contain fruits, evidence, and instrumentalities of
19 violations of 18 U.S.C. §§ 1343 (wire fraud), and 1028A (aggravated identity theft), both
20 connected to an alleged real estate fraud scheme perpetrated by Najeeb Rahman.

21 5. In or around December 2023, the Federal Bureau of Investigation began
22 investigating an alleged fraud scheme and aggravated identity theft perpetrated by Rahman,
23 based on victim and witness information related to the sale of real estate property in Las
24 Vegas, Nevada.

1 6. In or about May 2023, Victim 1 (the seller), who is 90 years old, asked
2 Rahman's daughter, a real estate agent, to sell a residence on Bruce Street in Las Vegas,
3 Nevada. According to Victim 2 (the buyer), Rahman accompanied his daughter when
4 showing the property to Victim 2. Victim 2 stated that Rahman told Victim 2 that Rahman
5 could get him a discount if Victim 2 paid in cash. Rahman then sold the Bruce Street
6 residence to Victim 2 for approximately \$400,000, which he paid mostly in cash.

7 7. During an FBI interview with Victim 1, Victim 1 provided the following
8 information: Instead of telling Victim 1 that he had sold the Bruce Street property, Rahman
9 told Victim 1 that Victim 2 was leasing the Bruce Street residence. Rahman provided a
10 lease agreement dated on or about July 25, 2023 to Victim 1 that appears to have been
11 signed by Rahman on behalf of Victim 2.

12 8. Despite telling Victim 1 that Victim 2 was leasing the property, on or about
13 August 2, 2023, Rahman recorded a "Grant, Bargain, and Sale Deed" for the Bruce Street
14 property that transferred ownership of that property from Victim 1 to Victim 2. That deed
15 identified the value of the property as \$400,000.

16 9. On August 2, 2023, Rahman (from e-mail address nrlasvegas@yahoo.com,
17 one of the Subject Accounts) emailed the deed for the Bruce Street residence to Victim 2.

18 10. When Victim 1 did not receive rent payments from Victim 2, Victim 1
19 contacted Victim 2, who told Victim 1 that he was not renting the property, but buying it.
20 Rahman agreed to find an attorney for Victim 1 to challenge Victim 2's ownership of the
21 Bruce Street residence.

22 11. On or around October 30, 2023, Rahman contacted an attorney, starting the
23 process for Victim 1 to file a lis pendens on the Bruce Street residence against Victim 2.

12. On or about November 1, 2023, Rahman provided the attorney with the email address ptatravel2000@yahoo.com (one of the Subject Accounts), representing that it was Victim 1's email address. The attorney sent a retainer agreement to that email address and on November 2, 2023, the attorney received an e-signed retainer agreement, purportedly signed by Victim 1, from that same address.

13. On or about December 19, 2023, Victim 1 informed the attorney that the email address Rahman provided to the attorney (ptatravel2000@yahoo.com) did not belong to Victim 1, and further, that Victim 1 did not use email.

14. Victim 1 informed the FBI that Rahman failed to pay Victim 1 for the sale of the Bruce Street residence. In other words, Victim 1 received no money from Victim 2 for the sale of the Bruce Street residence for \$400,000.

15. Based on Rahman and Victim 2's bank records, Rahman received at least \$160,000 by wire transfer from Victim 2; and several large cash deposits were made into Rahman's bank account during the purchase period of the Bruce Street residence. No withdrawals, deposits, and/or transfers from Rahman to Victim 1 are observed in these records.

REQUEST FOR ORDER

16. The facts set forth above show that there are reasonable grounds to believe that the records and other information described in Part II of Attachment A are relevant and material to an ongoing criminal investigation. 18 U.S.C. § 2703(d). Specifically, these items will help the government identify the individual(s) controlling the Subject Accounts during the time period they were used in furtherance of the fraud scheme described above.

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17. Accordingly, the government requests that Yahoo be directed to produce all items described in Part II of Attachment A to the proposed Order.

Respectfully submitted this 10th day of February 2025.

SUE FAHAM
Acting United States Attorney

/s/ Brianna Isabella Chapa
BRIANNA ISABELLA CHAPA
Assistant United States Attorney

DATED: 1:31 pm, February 10, 2025

U.S. MAGISTRATE JUDGE

1 **UNITED STATES DISTRICT COURT**
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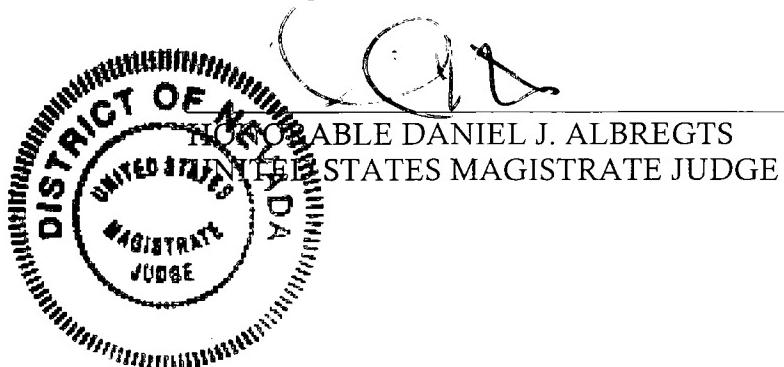
ORDER

6 The United States has submitted an application pursuant to 18 U.S.C. § 2703(d),
7 requesting that the Court issue an Order requiring Yahoo Inc., an electronic
8 communications service provider and/or a remote computing service, to disclose the
9 records and other information described in Attachment A to this Order.

10 The Court finds that the United States has offered specific and articulable facts
11 showing that there are reasonable grounds to believe that the records or other information
12 sought are relevant and material to an ongoing criminal investigation.

13 IT IS THEREFORE ORDERED, pursuant to 18 U.S.C. § 2703(d), that Yahoo Inc.
14 shall, within fourteen days of receipt of this Order, disclose to the United States the records
15 and other information described in Attachment A to this Order.

16 DATED this 10th day of February 2025.



ATTACHMENT A

I. The Account(s)

The Order applies to certain records and information associated with the following email accounts: ptatravel2000@yahoo.com, nrlasvegas@yahoo.com.

II. Records and Other Information to Be Disclosed

Yahoo Inc. is required to disclose the following records and other information, if available, to the United States for each account or identifier listed in Part I of this Attachment (“Account(s)”), regardless of whether such information is located within or outside of the United States:

A. The following information about the customers or subscribers of the Account:

1. Names (including subscriber names, usernames, and screen names);
 2. Addresses (including mailing addresses, residential addresses, business addresses, and e-mail addresses);
 3. Records of session times and durations, and the temporarily assigned network addresses (such as Internet Protocol (“IP”) addresses) associated with those sessions;
 4. Length of service (including start date) and types of service utilized;
 5. Telephone or instrument numbers (including MAC addresses);
 6. Other subscriber numbers or identities (including the registration IP address);
and
 7. Means and source of payment for such service (including any credit card or bank account number) and billing records.

B. All records and other information (not including the contents of communications) relating to the Account(s), from January 1, 2023, to present, including:

1. Records of user activity for each connection made to or from the Account(s),
2. including log files; messaging logs; the date, time, length, and method of
3. connections; data transfer volume; usernames; and source and destination
4. Internet Protocol addresses;
5. Information about each communication sent or received by the Account(s),
6. including the date and time of the communication, the method of
7. communication, and the source and destination of the communication (such
8. as source and destination email addresses, IP addresses, and telephone
9. numbers);
10. All IP logs (including port data) and other documents showing the IP address,
11. date, and time of each login and logout to the Account(s), including "Active
12. Sessions" information (all stored active sessions, including date, time, device,
13. IP address, port data, machine cookie and browser information);
14. Records and other information about the device(s) associated with the
15. Account(s) (such as telephone number, hardware model, operating system
16. version, unique device identifiers, MAC addresses, Android IDs and mobile
17. network information);
18. Records and other information about the creation time, language, country,
19. time zone, and other non-content profile information associated with the
20. Account(s);
21. Any and all cookies associated with or used by any computer or web browser
22. associated with the Account(s) or any linked Account(s), including the IP
23. addresses, port data, dates, and times associated with the recognition of any
24. such cookie;

7. All accounts linked to the Account(s) (including via common subscriber information, machine cookie or other cookie, creation or login IP address, recovery email or phone number, telephone or instrument number (e.g., IMEI or ESN), AOL account ID, Android ID, Google ID, SMS, Apple ID, Facebook username, or otherwise) (“Linked Account(s)"); and, for each such account, all records and information described in subsections A and B of this Attachment.

Yahoo Inc. is hereby ordered to disclose the above information to the government within 14 days of receipt of this Order.

1 **CERTIFICATE OF AUTHENTICITY OF DOMESTIC**
2 **RECORDS PURSUANT TO FEDERAL RULES OF**
3 **EVIDENCE 902(11) AND 902(13)**

4 I, _____, attest, under penalties of perjury by the
5 laws of the United States of America pursuant to 28 U.S.C. § 1746, that the information
6 contained in this certification is true and correct. I am employed by Yahoo Inc. ("Yahoo"),
7 and my title is _____. I am qualified to authenticate the
8 records attached hereto because I am familiar with how the records were created, managed,
9 stored, and retrieved. I state that the records attached hereto are true duplicates of the
original records in the custody of Yahoo. The attached records consist of _____.

10 **[GENERALLY DESCRIBE RECORDS, SUCH AS: pages / CD(s) / megabytes].**

11 I further state that:

12 A. all records attached to this certificate were made at or near the time of the
13 occurrence of the matter set forth by, or from information transmitted by, a person with
14 knowledge of those matters, they were kept in the ordinary course of the regularly
15 conducted business activity of Yahoo and they were made by Yahoo as a regular practice;
16 and

17 B. such records were generated by Yahoo's electronic process or system that
18 produces an accurate result, to wit:

19 1. the records were copied from electronic device(s), storage medium(s),
20 or file(s) in the custody of Yahoo in a manner to ensure that they are true duplicates of the
21 original records; and

22 2. the process or system is regularly verified by Yahoo and at all times
23 pertinent to the records certified here the process and system functioned properly and
24 normally.

1 I further state that this certification is intended to satisfy Rules 902(11) and 902(13) of
2 the Federal Rules of Evidence.

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5 Date

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24 Signature